

45-1-68✓

WARRANTY DEED

42-60

012626

KNOW ALL MEN BY THESE PRESENTS, THAT GRANTORS, THOMAS J. NALE and DONNA M. NALE, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by GRANTEE, LOUIS J. SHIRO, whose mailing address is 86 Silver Street, Waterville, Maine 04901, the receipt whereof We do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said GRANTEE, LOUIS J. SHIRO, his heirs and assigns forever, a certain lot or parcel of land located in Waterville, County of Kennebec, State of Maine, with the buildings thereon, bounded and described as follows, to wit:

TRANSFER
TAX
PAID ✓

A certain lot or parcel of land situated in said Waterville, County of Kennebec and State of Maine, and being Lot Number Eighty-Seven A (87A) on the revised plan of Cherry Hill Terrace made by Associated Engineers, Inc., dated January 31, 1957 and recorded in the Kennebec County Registry of Deeds, Plan Book 20, Page 50, to which reference may be had for a more particular description. This conveyance is made subject to an easement for a telephone pole and guy wires to support said pole located along the Westerly line of this lot. This conveyance is made subject also to the following restrictions:

FIRST: This entire tract shown by the Plan of Cherry Hill referred to above is restricted to building for residential purposes only by the Waterville Zoning Ordinance, and this Lot No. 87A and all other lots shown by said Plan is subject to and entitled to the benefits of said Ordinance.

SECOND: It is further covenanted and agreed that neither this Lot No. 87A nor any other lot shown by said Plan shall be used for building more than one dwelling house and that no house shall be adapted or used by more than one family.

THIRD: Furthermore, no such house shall be built costing less than Fifteen Thousand Dollars (\$15,000.00) in said Cherry Hill Development.

FOURTH: No building or any part of the building shall be erected or allowed to stand upon said lot within forty (40) feet of the street line, or within Fifteen (15) feet of the boundary line of the lot.

Meaning and intending to convey the same premises conveyed to Thomas J. Nale and Donna M. Nale by warranty deed of Thomas J. Nale dated November 10, 1982 and recorded in the Kennebec County Registry of Deeds, Book 2522, Page 148.

To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said GRANTEE, LOUIS J. SHIRO, his heirs and assigns, to them and their use and behoof forever.

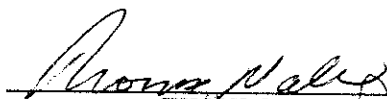
And We do covenant with the said Grantee, his heirs and assigns, that We are lawfully seized in fee of the premises; that they are free of all encumbrances; that We have good right to sell and convey to the said Grantee to hold as aforesaid; and that We and our heirs, shall and will warrant and defend the same to the said GRANTEE, LOUIS J. SHIRO, his heirs and assigns forever, against the lawful claims and demands of all persons.


IN WITNESS WHEREOF, We, the said GRANTORS, THOMAS J. NALE and DONNA M. NALE, joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 20th. day of June, 1988.

Signed, Sealed and Delivered

in presence of




THOMAS J. NALE


DONNA M. NALE

STATE OF MAINE
Kennebec, ss.

June 20, 1988

Then personally appeared the above named GRANTORS, THOMAS J. NALE and DONNA M. NALE, and acknowledged the foregoing instrument to be their free act and deed. Before me,


Notary Public/Attorney at Law

DAVID B LOHYTE

RECEIVED KENNEBEC SS.

1988 JUN 22 AM 9:00

ATTEST: 
REGISTER OF DEEDS

